087.0	0004	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,092,000 / 1,092,000
					USE VALUE:	1,092,000 / 1,092,000
					ASSESSED:	1,092,000 / 1,092,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRISON PAUL DAVID &
Owner 2:	HALL KATHERINE L
Owner 3:	
Street 1:	82 CUTTER HILL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FERNANDES SEAMUS -
Owner 2:	FERNANDES MCCOLLUM KELLY A -
Street 1:	82 CUTTER HILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Vinyl Exterior and 2732 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5214.000	685,000	3,500	403,500	1,092,000
Total Card	0.120	685,000	3,500	403,500	1,092,000
Total Parcel	0.120	685,000	3,500	403,500	1,092,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.71 /Parcel: 399.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55095

GIS Ref

GIS Ref

Insp Date 09/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 087.0-0004-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	685,000	3500	5,214.	403,500	1,092,000		Year end	12/23/2021
2021	101	FV	665,000	3500	5,214.	403,500	1,072,000		Year End Roll	12/10/2020
2020	101	FV	665,000	3500	5,214.	403,500	1,072,000	1,072,000	Year End Roll	12/18/2019
2019	101	FV	492,800	3500	5,214.	374,700	871,000	871,000	Year End Roll	1/3/2019
2018	101	FV	492,800	3500	5,214.	374,700	871,000	871,000	Year End Roll	12/20/2017
2017	101	FV	492,800	3500	5,214.	328,600	824,900	824,900	Year End Roll	1/3/2017
2016	101	FV	492,800	3500	5,214.	299,700	796,000	796,000	Year End	1/4/2016
2015	101	FV	473,300	3500	5,214.	265,200	742,000	742,000	Year End Roll	12/11/2014

!7087!

PRINT

Date	Time
12/30/21	04:59:38

LAST REV

Date	Time
10/01/18	14:41:29
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7087

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERNANDES SEAMU	59772-68		8/16/2012		765,100	No	No		
MORANO RICHARD	35261-413		4/12/2002		479,900	No	No		
	9208-388		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	55095
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/2008	327	Addition	80,000			G10	GR FY10	2 STORY ON REAR OF

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	MEAS&NOTICE	CC	Chris C
4/3/2009	Meas/Inspect	372	PATRIOT
4/4/2000	Measured	263	PATRIOT
8/3/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5214		Sq. Ft.	Site		0	70.	1.11	12									403,493						403,500	

Total AC/HA:	0.11970	Total SF/SM:	5214	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	403,493	Spl Credit		Total:	403,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08103442
Const Adj.:	1.00139987
Adj $ / SQ:	140.731
Other Features:	124458
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	718019
Depreciation:	33029
Depreciated Total:	684990

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

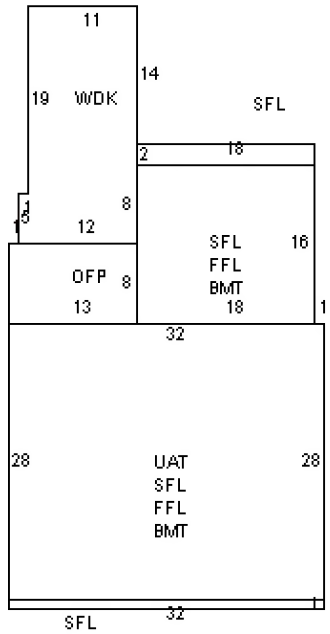
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	187.17
Special Features:	0	Val/Su Net:	162.44
Final Total:	685000	Val/Su SzAd	281.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,252	140.730	176,195
BMT	Basement	1,184	45.600	53,987
FFL	First Floor	1,184	140.730	166,626
WDK	Deck	269	9.730	2,618
UAT	Upper Attic	224	56.290	12,610
OFP	Open Porch	104	32.410	3,371

Net Sketched Area:	4,217	Total:	415,407
Size Ad	2436	Gross Area	4889	FinArea	2732
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0004-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1935	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500